

**DARLINGTON BOROUGH COUNCIL**

**PLANNING APPLICATIONS COMMITTEE**

**COMMITTEE DATE: 30 September 2015**

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<b>APPLICATION REF. NO:</b>	<b>15/00551/FUL</b>
<b>STATUTORY DECISION DATE:</b>	<b>31 July 2015</b>
<b>WARD/PARISH:</b>	<b>COLLEGE</b>
<b>LOCATION:</b>	<b>69 Elton Road</b>
<b>DESCRIPTION:</b>	<b>Erection of single storey rear extension, extension to existing garage to form double tandem garage and enlargement of roof space and raising ridge height to provide first floor living accommodation including reconfiguration of internal layout (amended plans received 2 September 2015)</b>
<b>APPLICANT:</b>	<b>MR AND MRS CLIVE HALL</b>

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**APPLICATION AND SITE DESCRIPTION**

Planning permission is sought for the erection of a single storey rear extension replacing an existing conservatory to provide a w.c./shower room and extended living area and to extend the existing garage to the front to provide a tandem double garage. The proposed rear extension is to measure approximately 8.3 metres wide by 2 metres deep under a flat roof, 2.8 metres in height. The garage extension is to measure approximately 3 metres wide by 4.1 metres deep, under a flat roof, 2.8 metres in height. The garage extension is to be constructed of brick to match the existing garage. The rear extension is to be clad with vertical timber boarding.

It is also proposed to raise the height of the bungalow by approximately 1.5 metres, to 6.2 metres at ridge height to provide a galleried landing area and two first floor bedrooms and en-suite bathrooms. The internal layout is to be reconfigured to provide a central open plan living space. A gable would be constructed in the front elevation which will project forward of the property overhanging the porch below. A flat roofed dormer-type window is also proposed in the rear elevation of property. The rear of the property and the first floor extension is to be clad with vertical timber boarding. The plans have been amended since they were submitted to omit reference to the first floor roof terrace to the rear and to replace full length doors into the proposed bedroom with windows to prevent access onto the flat roof ground floor extension below.

The application property is a bungalow located on the west side of Elton Road, close to its junction with Abbey Road. The property is one of a number of detached bungalows located on this part of Elton Road. The remainder of the properties on Elton Road are predominantly two storey detached and semi-detached dwellings.

## PLANNING HISTORY

No relevant planning history.

## PLANNING POLICY BACKGROUND

The following policy is relevant to consideration of the application:

### Saved Policies of the Darlington Local Plan 1997

- H12 – Alterations and Extensions to Existing Dwellings

## RESULTS OF CONSULTATION AND PUBLICITY

**Highway Engineer** – No highway objection.

Three letters of objection have been received which raise the following issues:

- *Having a house among the bungalows is out of character and does not belong. The raised roof presents a gable sticking out at the front which is not only out of character but also extends beyond the building line of the adjacent bungalows;*
- *The proposed plans for the change of this bungalow would create a building that is totally out of character with the rest of the bungalows on that side of the road and would have a negative visual impact on this end of Elton Road;*
- *The proposed plans indicate a full height glazed section and roof terrace at first floor level to the rear of the building;*
- *The effect of this proposed design would mean that my single storey bungalow and garage would be severely overlook, resulting in unacceptable loss of privacy;*
- *The size and scale of the development is wholly unsuitable in this location and would have a significant and detrimental impact on the character and appearance of the surrounding area;*
- *Client does not object to the principle of extending the property, but has concerns as to the impact of the front projection, increase in height of the ridge line and inclusion of the roof terrace on their adjacent property;*
- *The first floor front extension will have a harmful impact on the streetscene, but also on the front and side windows of our client's property. The front of the property already suffers from limited day light during autumn and winter months which will be further reduced as a result of these proposals. Would like the first floor extension to be removed and the building line kept in line with the original dwelling;*
- *Concerned about the overshadowing effect of a two storey property against the adjacent bungalow properties. Our client's property has a side window currently used as a bedroom/office which already suffers from limited daylight and outlook due to the proximity of the adjacent property. By increasing the height of the building to two storey, this will enjoy any outlook which is currently enjoyed;*
- *The proposed roof terrace will lead to a significant increase in overlooking. Appreciate that a certain level of overlooking should be expected in a residential area; the level of overlooking from the roof terrace is wholly unacceptable and should be totally removed from the plans. No objection to the ground floor extension;*

- *At present the ridge heights of the bungalows along this part of Elton Road are very similar however our client is of the view that these proposals could be seen to set an undesirable precedent and encourage others to replicate extensions, fundamentally disrupting the character of the area. Would seek a development of an appropriate scale which has less of an impact on our client's property and the streetscene;*
- *The application fails to accord with Policy H12 of the Local Plan in that it does not maintain adequate daylight entering the principal rooms of nearby buildings or maintain adequate privacy. The proposals are overbearing when views from neighbouring properties and are not in keeping with the street scene or surrounding area*

A further letter of objection has been received in response to the amended plans which raise the following issues:

- *The only change that has been made by the applicant is the removal of the roof terrace and change of a door to a window in the rear of the property. No attempt has been made to reduce the scale or design of the proposals, which form a pertinent reason for our client's objection;*
- *Our client is still firmly of the view that these proposals are unacceptable and would encourage the Council to refuse the application. Should Officers be minded to approve the application would encourage the Council to remove permitted development rights at the site to enable some control by the Council in the future.*

## **PLANNING ISSUES**

Saved Policy H12 (Alterations and Extensions to Existing Dwellings) of the Borough of Darlington Local Plan 1997 states that alterations and extensions to existing dwellings will be permitted where they are in keeping with the character, design and external appearance of the property and in keeping with the street scene and surrounding area. Such proposals are also required to maintain adequate daylight entering the principal rooms of nearby buildings; maintain adequate privacy in the rooms, gardens and other outdoor areas of nearby buildings and should not be overbearing when viewed from neighbouring properties.

The application property is a modest bungalow fronting Elton Road and is one of a number of similar bungalows located along this part of Elton Road. While the application property and its immediate neighbours have largely been unaltered, some of the bungalows to the south of this part of Elton Road towards the junction with Abbey Road have been altered and extended and there is some variance in scale and ridge heights towards the southern end. The bungalows towards the northern end of the group, including the application property, do however retain a more uniform appearance in this respect. Notwithstanding this, the application site is surrounded by more substantial two-storey detached and semi-detached dwellings to the north, east and west with the properties immediately opposite the site being semi-detached dwellings with this forming the predominant character of housing in the surrounding area.

The proposed increase in height of the bungalow would result in it being approximately 1.5 metres higher than the properties either side. While the increase in height, and introduction of timber cladding to the upper floor of the property, would be most noticeable within the immediate vicinity of the application property, given the variation in house types and sizes elsewhere along Elton Road and the wider surrounding area overall it is not considered that the

proposal would be so harmful to the visual amenity of the area so as to warrant refusal of the application.

The proposed roof terrace to be created above the flat roof rear extension would have given rise to an unacceptable degree of overlooking of the rear garden areas of the neighbouring properties either side at 67 and 71 Elton Road respectively. The plans have however been amended since they were first submitted to omit reference to the roof terrace and a pair of doors from bedroom 1 has also been replaced with a window to prevent access onto this area. While full length glazed units have been retained in the remainder of the first floor extension, these serve a two storey height gallery/light well and as such access onto the flat roof from this part of the house would not be possible. A condition is however attached preventing this area being used as a roof terrace in the future to safeguard the amenities of the properties either side. The application property has a sizeable rear garden and there is a separation distance of approximately 50 metres between the application property and the nearest properties to the rear (west) on Neville Road. The proposal is not considered to have any adverse impact upon the amenities of properties to the rear.

The proposed single storey rear extension will replace an existing conservatory although will project just 2 metres from the rear of the property, in line with the existing garage. Similarly the proposed extension to the front of the existing garage will not project further than the front of the application property and as such neither extension is considered to have any unacceptable impact upon the amenities of either property in terms of loss of light, outlook or privacy.

Concern has been expressed regarding the impact of the proposed increase in height upon daylight to and outlook from the neighbouring property at 71 Elton Road. The proposed gable extension in the front elevation will project forward of the property by approximately 1.5 metres. This is adjacent to an existing window in the front elevation of the property at 71 Elton Road. Although the proposed extension will be visible from this window as the two properties are located approximately 2 metres apart and in view of the limited extent of the projection, this extension complies with the 45-degree code in respect of this nearest window. As such it is not considered that this will have an unacceptable impact upon light to or outlook from this window.

Similarly concern has also been expressed regarding the impact of raising the height of the property by 1.5 metres upon light and outlook from a bedroom/office window in the south gable end elevation of the neighbouring property at 71 Elton Road. This window already looks directly onto the gable end of the application property and light and outlook is already significantly limited as a result of this. It is not considered that an increase in height of the property by 1.5 metres would have such an unacceptable impact upon light to this window or be so overbearing when viewed from this window so as to warrant refusal of the application on this basis.

The Highway Engineer has raised no highway objection to the application.

### **SECTION 17 OF THE CRIME AND DISORDER ACT 1998**

The proposed development has been considered in the context of the requirements placed on the Council by Section 17 of the Crime and Disorder Act 1998, namely, the duty on the Council to exercise its functions with due regard to the likely effect of the exercise of those functions on, and the need to do all that it reasonably can to prevent, crime and disorder in its area. The proposed development does not give rise to crime and disorder issues.

**CONCLUSION**

The proposed side and rear extensions and increase in height of the roof are considered acceptable in the context of the host dwelling and the wider streetscene and do not give rise to any issues of residential amenity or highway safety. The proposal is therefore considered to comply with Saved Policy H12 (Alterations and Extensions to Existing Dwellings) of the Borough of Darlington Local Plan 1997.

**RECOMMENDATION**

THAT PLANNING PERMISSION BE GRANTED SUBJECT TO THE FOLLOWING CONDITIONS:

1. A3 (Standard 3 year time limit)
2. B4 (Details of external materials to be submitted)
3. Notwithstanding any details of the proposed ground floor rear extension submitted with the application hereby approved, the rear extension shall not at any time be used as a roof terrace or balcony.

REASON – In the interest of residential amenity.

4. C5 (Removal of permitted development rights – extensions)
5. B5 (Development in accordance with the approved plans)

**THE FOLLOWING POLICY WAS TAKEN INTO ACCOUNT IN CONSIDERATION OF THE APPLICATION:**

**Borough of Darlington Local Plan 1997**

Saved Policy H12 (Alterations and Extensions to Existing Dwellings)